082.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,500 / 651,500
					USE VALUE:	651,500 / 651,500
					ASSESSED:	651,500 / 651,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGUIRE THOMAS M
Owner 2:	HINE CAROLYN M
Owner 3:	
Street 1:	42 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PROULX FRANCIS A--ETAL -
Owner 2:	PROULX ROSELYN M -
Street 1:	42 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,553 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4553.000	261,900		389,600	651,500
Total Card	0.105	261,900		389,600	651,500
Total Parcel	0.105	261,900		389,600	651,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.33 | /Parcel: 434.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	51400
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!6707!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,000	0	4,553.	389,600	651,600	651,600	Year End Roll	12/18/2019
2019	101	FV	209,100	0	4,553.	384,000	593,100	593,100	Year End Roll	1/3/2019
2018	101	FV	212,600	0	4,553.	295,000	507,600	507,600	Year End Roll	12/20/2017
2017	101	FV	212,600	0	4,553.	278,300	490,900	490,900	Year End Roll	1/3/2017
2016	101	FV	212,600	0	4,553.	256,000	468,600	468,600	Year End	1/4/2016
2015	101	FV	200,800	0	4,553.	239,300	440,100	440,100	Year End Roll	12/11/2014
2014	101	FV	200,800	0	4,553.	220,400	421,200	421,200	Year End Roll	12/16/2013
2013	101	FV	200,800	0	4,553.	220,400	421,200	421,200		12/13/2012

PRINT

Date	Time
12/10/20	21:26:05

LAST REV

Date	Time
10/02/18	15:53:07
mmcmakin	

USER DEFINED

Prior Id # 1:	51400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROULX FRANCIS	33570-365		8/31/2001	Family	302,500	No	No		
	9674-533		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2002	482	Wood Dec	1,200	C		G4	GR FY04	ADD 10X19 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
11/3/2001	MLS	MM	Mary M
2/15/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4553		Sq. Ft.	Site		0	70.	1.22	6									389,613						389,600	

Total AC/HA: 0.10452 | Total SF/SM: 4553 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,613 | Spl Credit | Total: 389,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34999990
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355886
Depreciation:	93954
Depreciated Total:	261932

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

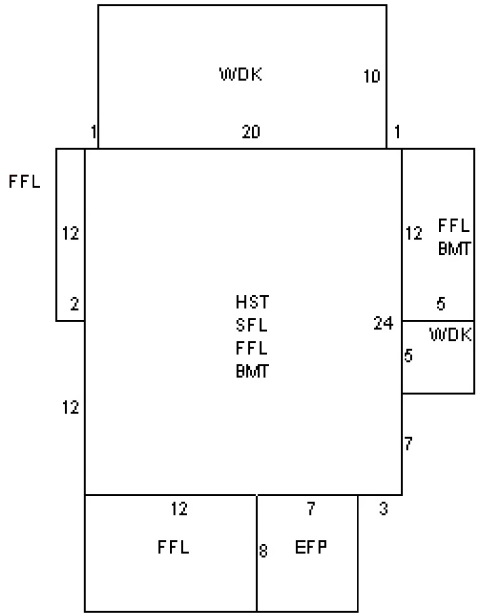
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	110.55
Final Total:	261900	Val/Su SzAd	174.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	708	167.050	118,268
BMT	Basement	588	50.110	29,467
SFL	Second Floor	528	167.050	88,200
HST	Half Story	264	167.050	44,100
WDK	Deck	225	10.340	2,326
EFP	Enclos Porch	56	71.870	4,025

Net Sketched Area:	2,369			Total:	286,386
Size Ad	1500	Gross Are	2633	FinArea	1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	